

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 20, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:00p.m.

Commissioners	Present	2014 Regular Meetings Held	2014 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	N	17	13	11	9
Pete Bienski	Y	17	16	11	11
Leo Gonzalez	Y	17	12	11	9
Bobby Gutierrez	Y	17	17	11	10
Nancy Hardeman	Y	17	16	11	11
Scott Hickle	Y	17	16	11	10
Kevin Krolczyk	Y	17	17	11	11
Prentiss Madison	Y	17	17	11	11
Robert Swearingen	Y	17	16	11	10

Commissioner Madison entered the meeting at 6:05 p.m.

Staff Members Present: Martin Zimmermann, Planning Manager, Maggie Dalton, Staff Planner; Megan Hancock, Staff Assistant; Randy Haynes, Senior Planner; Lauren Crawford, First Assistant City Attorney.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

No citizens came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on November 6, 2014.

b. Approval of regular meeting dates and deadlines for submitting applications in 2015.

c. Master Preliminary Plan MP14-04: Stonebrier Subdivision

Proposed Master Preliminary Plan of Stonebrier Subdivision, being 14.054 acres of land out of John Austin League, A-2, adjoining both sides of Riverstone Drive north of its intersection with F.M. 1179 in Bryan, Brazos County, Texas. (M. Zimmermann)

d. Final Plat FP14-18: The Traditions Subdivision – Phase 27

Proposed Final Plat of The Traditions Subdivision – Phase 27, being 13.837 acres of land out of the John H. Jones Survey adjoining the north side of the 3800 block of South Traditions Drive between HSC Parkway and Club Drive in Bryan, Brazos County, Texas. (R. Haynes)

e. Right-of-Way Abandonment RA14-09: Washington Heights Subdivision - Block 10

A request to abandon 2,000 square feet of unimproved public alley right-of-way in Block 10 of the Washington Heights Subdivision, extending 100 feet northeast from Red Oak Street between Madison and Wellington Avenues in Bryan, Brazos County, Texas. (M. Dalton)

Commissioner Krolczyk moved to approve the Consent Agenda. Commissioner Bienski seconded the motion. The motion passed unanimously.

6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP14-27: Washington Heights Subdivision – Block 10

Proposed Replat of Lots 9 and 10 in Block 10 of the Washington Heights Subdivision as well as 1,000 square feet of public alley right-of-way that has been requested to be abandoned, being a total of 0.287 acres of land currently addressed as 1300 and 1304 Red Oak Street and located at north corner of the intersection of Red Oak Street and Madison Avenue in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Maggie Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve RP14-27, subject to City Council's approval of right-of-way abandonment case number RA14-09, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

7. REQUESTS RELATED TO LAND IN AND ADJACENT TO BLOCK 43 OF THE BRYAN ORIGINAL TOWNSITE BOUNDED BY EAST 23RD STREET, NORTH HOUSTON AVENUE, AND EAST 24TH STREET - A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation and City Council has final approval regarding requests to abandon public rights-of-way; Commission has final approval of the replat).

a. Right-of-Way Abandonment RA14-01: Bryan Original Townsite – Block 43

A request to abandon a 0.07-acre portion of a 20-foot wide public alley right-of-way extending east-to-west between North Houston and North Texas Avenues in Block 43 of the Bryan Original Townsite, as well as a 12-foot wide portion of East 24th Street and a 15-foot wide portion of North Houston Avenue rights-of-way cumulatively 0.13 acres in size, both lying adjacent to Block 43 of the Bryan Original Townsite between North Texas Avenue and North Houston Avenue and East 23rd and East 24th Streets, respectively, in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Randy Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

Ms. Mary Walker, 5352 Koppe Bridge Road, College Station, Texas, asked if the church could put up a fence to mitigate the problem. Mr. Haynes clarified that it was not legal to fence off a public right-of-way.

Mr. Thomas Baber, 6046 Straub Road, College Station, Texas, stated that the church had seen some dangerous circumstances with the alley. Mr. Baber also mentioned that there are underage children that traverse the property from day-to-day.

Mr. Matthew Gentry, 4900 Park Row, Bryan, Texas, stated that his two children have been in close calls with regards to traffic safety in the alley.

Ms. Meredith Elms, 515 Camp Court, College Station, Texas, stated that the church provides a safe environment for children and discussed close calls that she has experienced with kids in the alley.

Ms. Elizabeth Baber, 6046 Straub Road, College Station, Texas, came forward to explain an incident that she had witnessed in which a child was close to being hit by a car.

Ms. Rose Cazerez, 402 East 24th Street, Bryan, Texas, stated that the closure of the alley way would be safer for the children of the church and be safer for her family's property.

Mr. Glenn Jones, 307 South Main Street, Suite 206, Bryan, Texas, representative for J4 engineering and Mr. and Ms. Duran, explained that the alley way is performing as it was intended. Mr. Jones asked that the right-of-way be left open to serve the business as intended.

Ms. Kim Gentry, 4900 Park Row, Bryan, Texas, stated that her two children were involved in a close call with a vehicle in the alley. Ms. Gentry stated that local businesses were notified of the danger that existed within the alley.

The public hearing was closed.

In response to questions from the Commission, Mr. Haynes stated that the small retention wall in the parking lot creates a difficult situation for large vehicles trying to get out of the parking lot.

Commissioners discussed:

- The safety of the church members
- The hardships to the hair salon that could result from the closing of the alley
- The difficulty of the decision

Commissioner Gonzalez moved to approve RA14-01 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

The motion passed with a vote of 7-0. Commissioner Hardeman abstained from the vote.

b. Replat RP14-25: Bryan Original Townsite – Block 43

Proposed Replat of portions of part of Lots 3 and 7 and all of Lots 4, 5, 8, 9, and 10 in Block 43, as well as a portion of public alley right-of-way and portions of public street rights-of-way for North Houston Avenue and East 24th Street that have been requested to be abandoned, being a total of 0.95 acres of land adjoining the west side of North Houston Avenue between East 23rd and East 24th Streets in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Randy Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Hickle moved to approve RP14-25, subject to City Council's approval of right-of-way abandonment case number RA14-01, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ14-20: Bryan Commerce and Development

A request to change the zoning classification from a combination of Agricultural – Open District (A-O), Planned Development Mixed – Use District (PD-M), and Retail District (C-2) to Planned Development Mixed – Use District (PD-M) on 36.092 acres of land out of the John H. Jones Survey, A-26, adjoining the southwest side of S. Traditions Drive, generally located southwest of its intersection with of Club Drive in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Randy Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval RZ14-20 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 7:02 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 4th day of **December, 2014.**

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission